



### PROJECT BACKGROUND

The New Custom House in Denver, CO is an eight-story office building with 247,310 rentable square feet and 47 outdoor parking spaces on a 2.4 acre site. This stone building was built in 1931 and has five floors above grade plus a basement, sub-basement, and a partial floor below the sub-basement. In 1979, the building was listed on the National Register of Historic Places and is now designated as a level two historic asset.

Primarily used as office space, the building also has a child care center, as food service area, and provides space for U.S. Bankruptcy court proceedings. Tenants include: The Small Business Administration, the U.S. Bankruptcy Courts, the Military Entrance Processing Station, Department of the Army, Department of Justice, Department of Labor, Department of the Treasury, the Railroad Retirement Board, and the Department of Homeland Security.

### PROJECT BUDGET

\$25,850,000 through the American Recovery and Reinvestment Act of 2009 including activities such as: Design, construction, commissioning, and construction management.

### PROJECT SCOPE

The design/build capital project will protect this 78-year old historic asset and improve the energy efficiency by replacing air handling units, replacing electrical switch gears and MCCs, replacing induction unit and condensate piping system with a modern VAV system with dedicated outside air, updating lighting and controls, converting the building to direct digital controls, installing isolation valves throughout the building, replacing all brass domestic and chilled and hot mechanical piping, replacing ceilings throughout the building, upgrading life safety lighting system, updating interior historic finishes in the building corridors and elevator lobbies and replacement of the windows for blast mitigation (non-ARRA funding).

### TIMELINE

Project completion is scheduled for December 2012.

### PROJECT GOALS

The new Custom House mechanical system will be modernized into a state-of-the-art, high-performing system optimizing building systems. The building will achieve a 20% energy reduction.

### PROJECT BENEFITS

Some project benefits include:

- Provide a pleasant, secure, and safe environment for federal employees and visitors consistent with guidelines for federal facilities and specifically the GSA PBS P-100.
- Provide healthy, functional, and flexible space for the tenants and exceptional comfort in thermal, acoustic and visual perspectives, while preserving the historic character of the building.
- Facilitate cost effective sustainable operations and maintenance.
- Meet all security criteria and blast mitigation requirements established for the project.

### PROJECT TEAM

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